

CITY OF ALBUQUERQUE



Planning Department
Transportation Development Services Section *Making History*

April 3, 2006

Mr. David Mahlman, RA
MAHLMAN & MILES ARCHITECTS
206 Broadway Blvd. SE
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
THE SHOPS AT SEDONA ROW, [C-18/D65]
8101 San Pedro Drive NE, Building B
Architect's Stamp Dated 03/27/2006

P.O. Box 1293

Dear Mr. Mahlman:

Albuquerque

The TCL / Letter of Certification submitted on 03/28/2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

New Mexico 87103

www.cabq.gov

Wilfred Gallegos, P.E.
Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

MAHLMAN & MILES ARCHITECTS

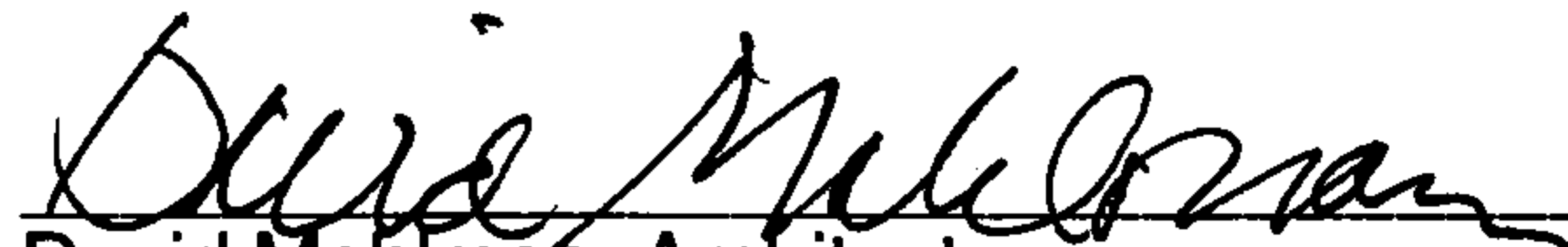
3 August 2005

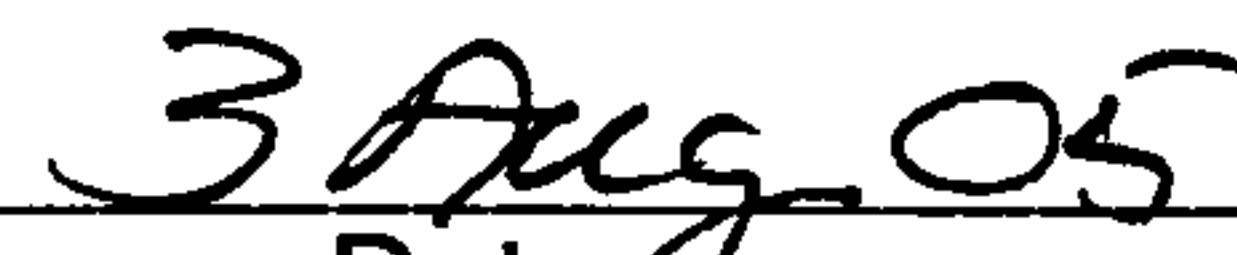
Project: The Shops at Sedona Row (C-18/D65)

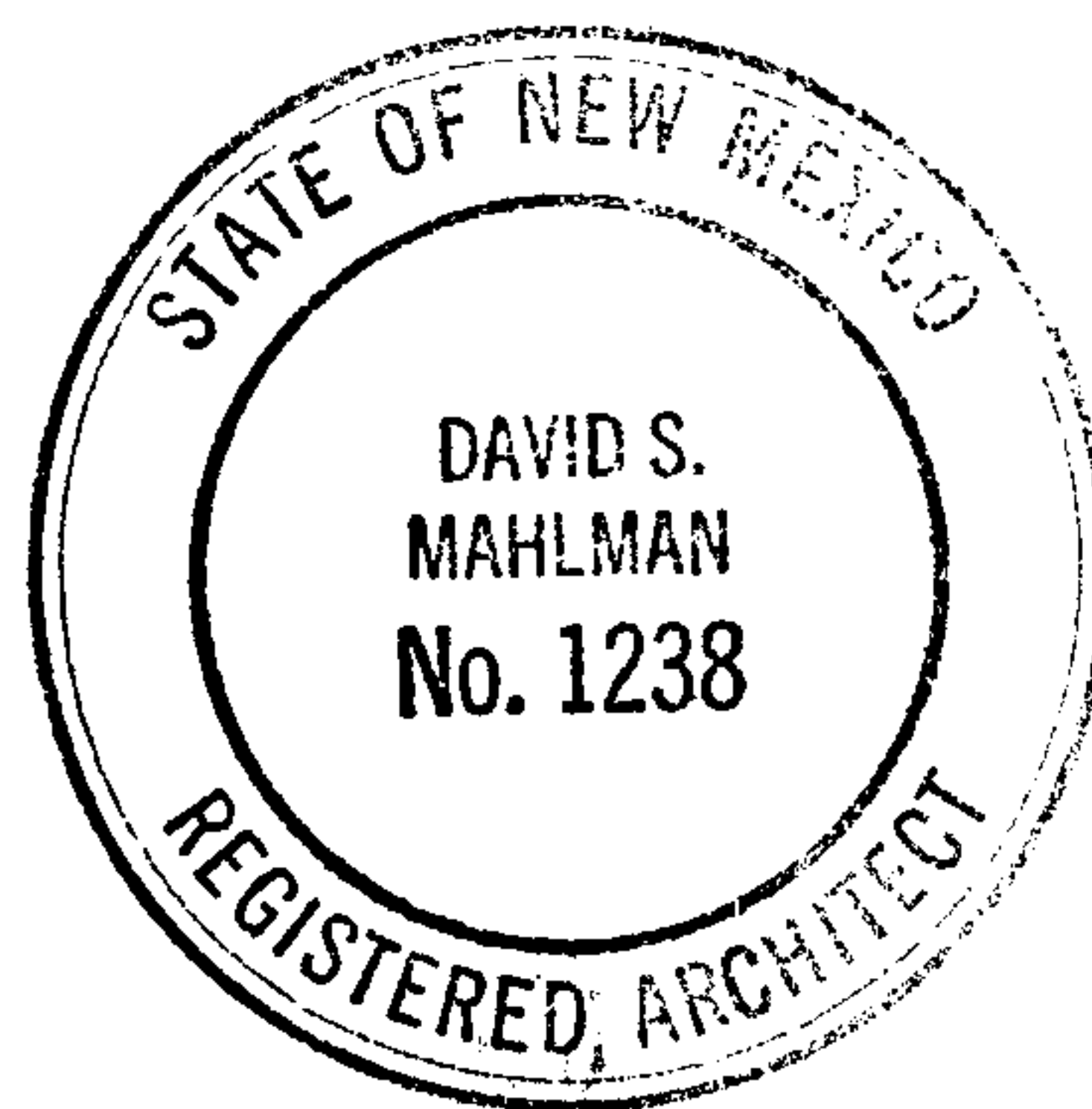
TRAFFIC CERTIFICATION

I, David Mahlman, New Mexico Registered Architect, of the firm Mahlman & Miles, Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated, 16 June 2004. The record information edited onto the original design document has been obtained by Anissa Hoagland of the firm, Sterling Development. I further certify that I have personally visited the project site on 3 August 2005 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

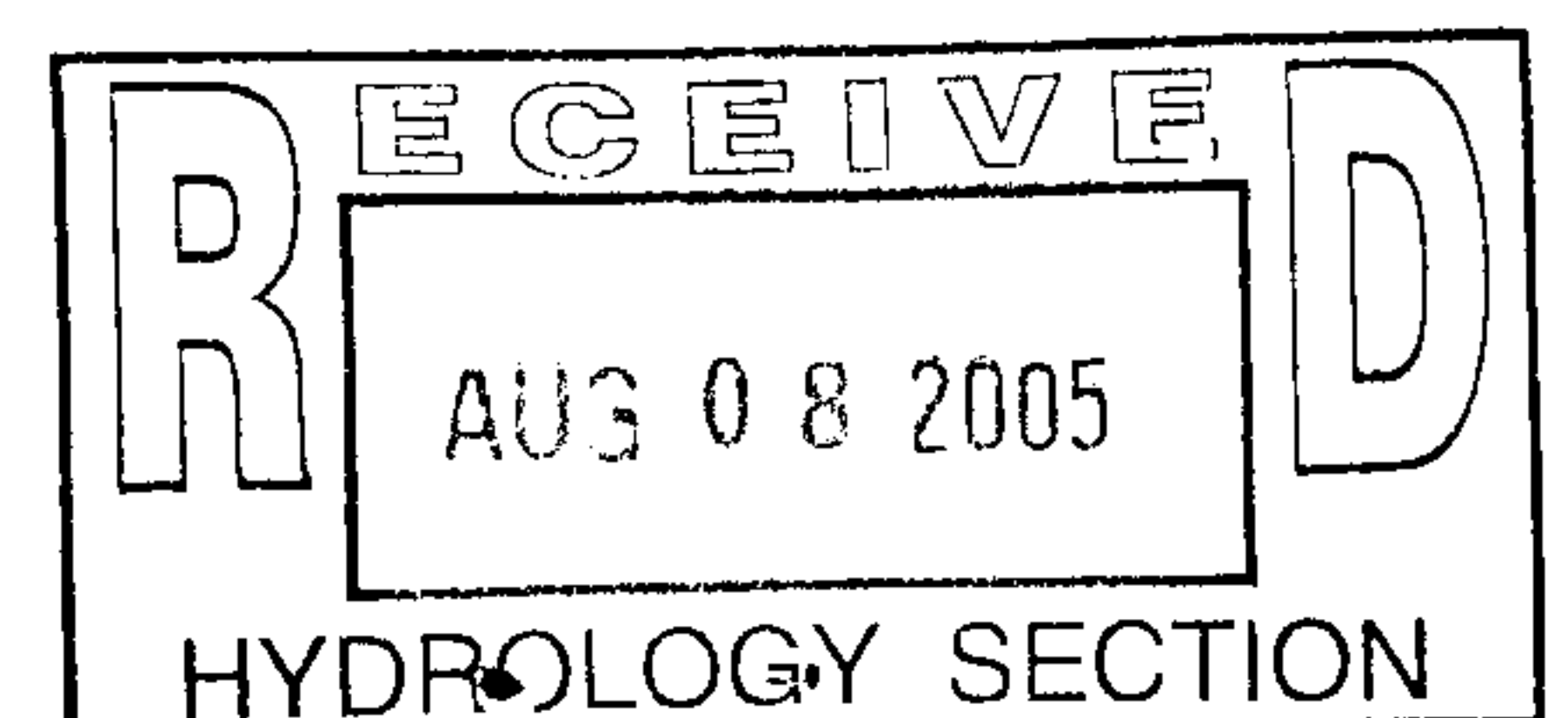
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


David Mahlman, Architect


Date



206 BROADWAY SE
ALBUQUERQUE, NEW MEXICO 87102
505-243-0101
FAX 243-1334



MAHLMAN & MILES ARCHITECTS

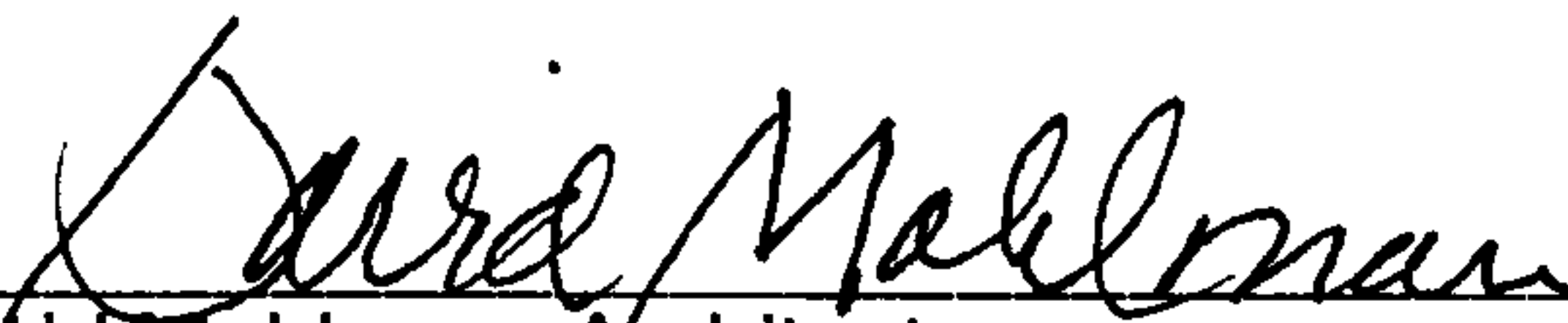
27 March 2006

Project: The Shops at Sedona Row (C-18/D65)

TRAFFIC CERTIFICATION

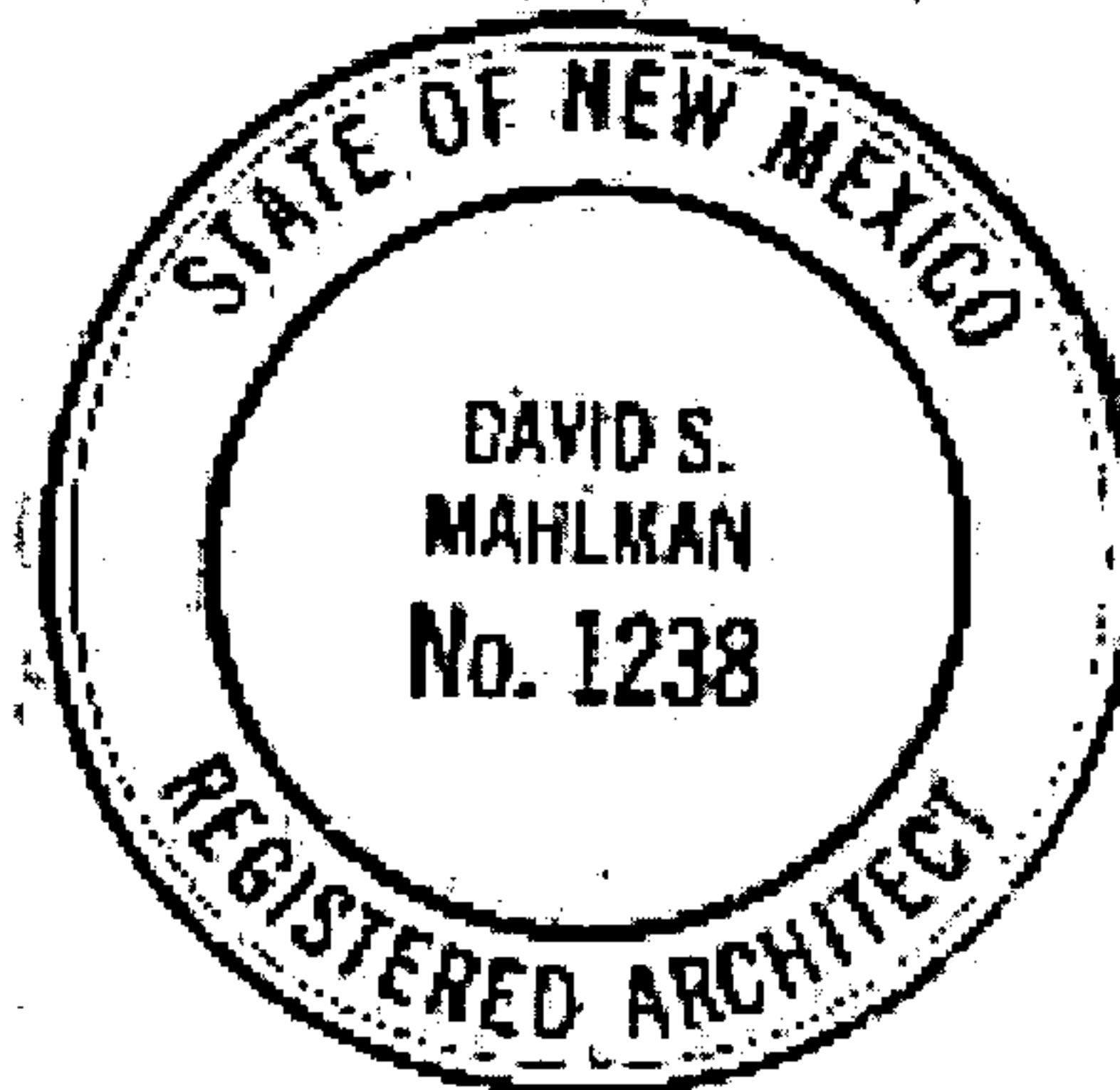
I, David Mahlman, New Mexico Registered Architect, of the firm Mahlman & Miles, Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated, May 20, 2004. The record information edited onto the original design document has been obtained by Anissa Hogeland of the firm, Sterling Development. I further certify that I have personally visited the project site on 3 August 2005 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

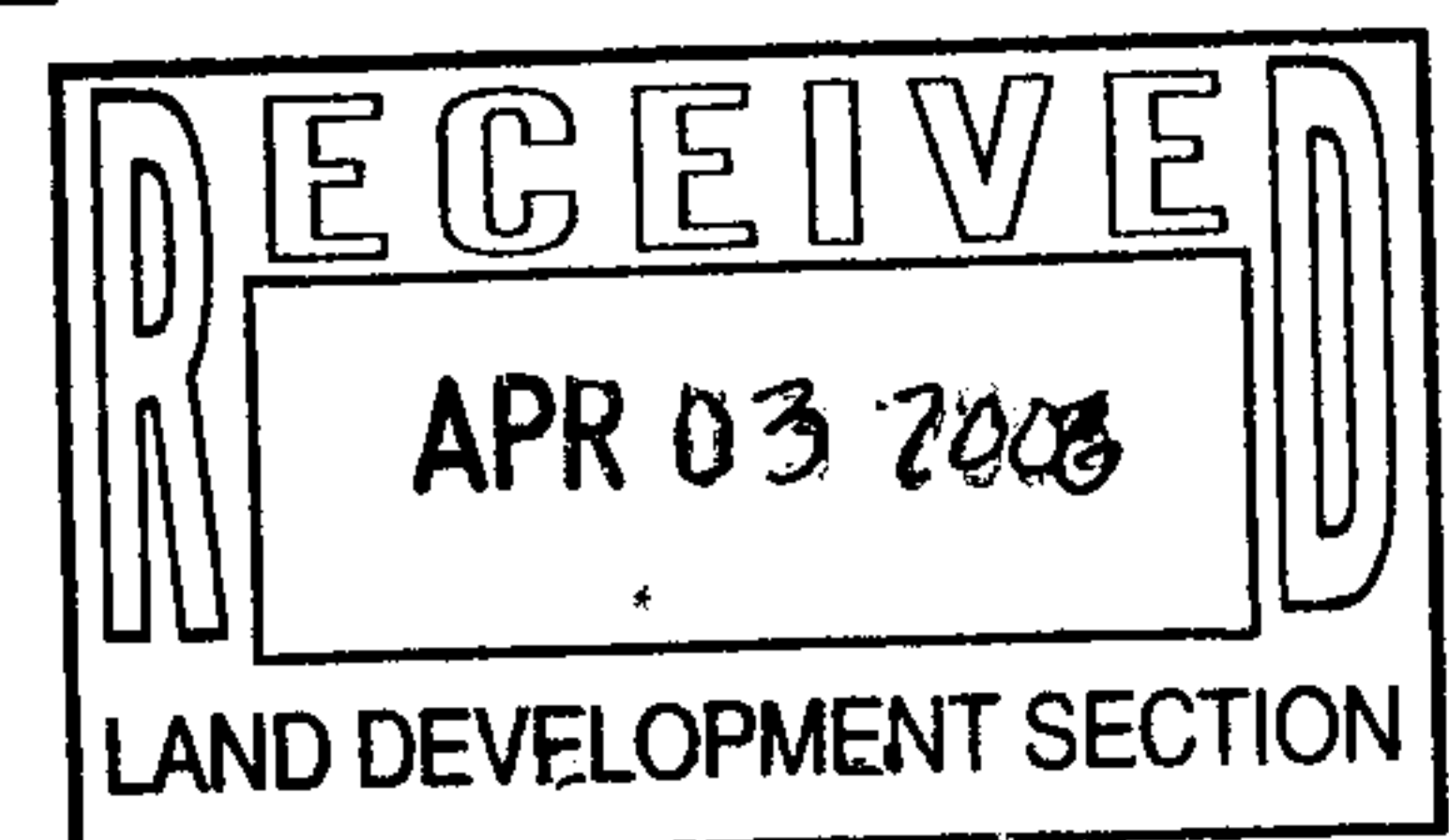

David Mahlman, Architect

27 March 2006

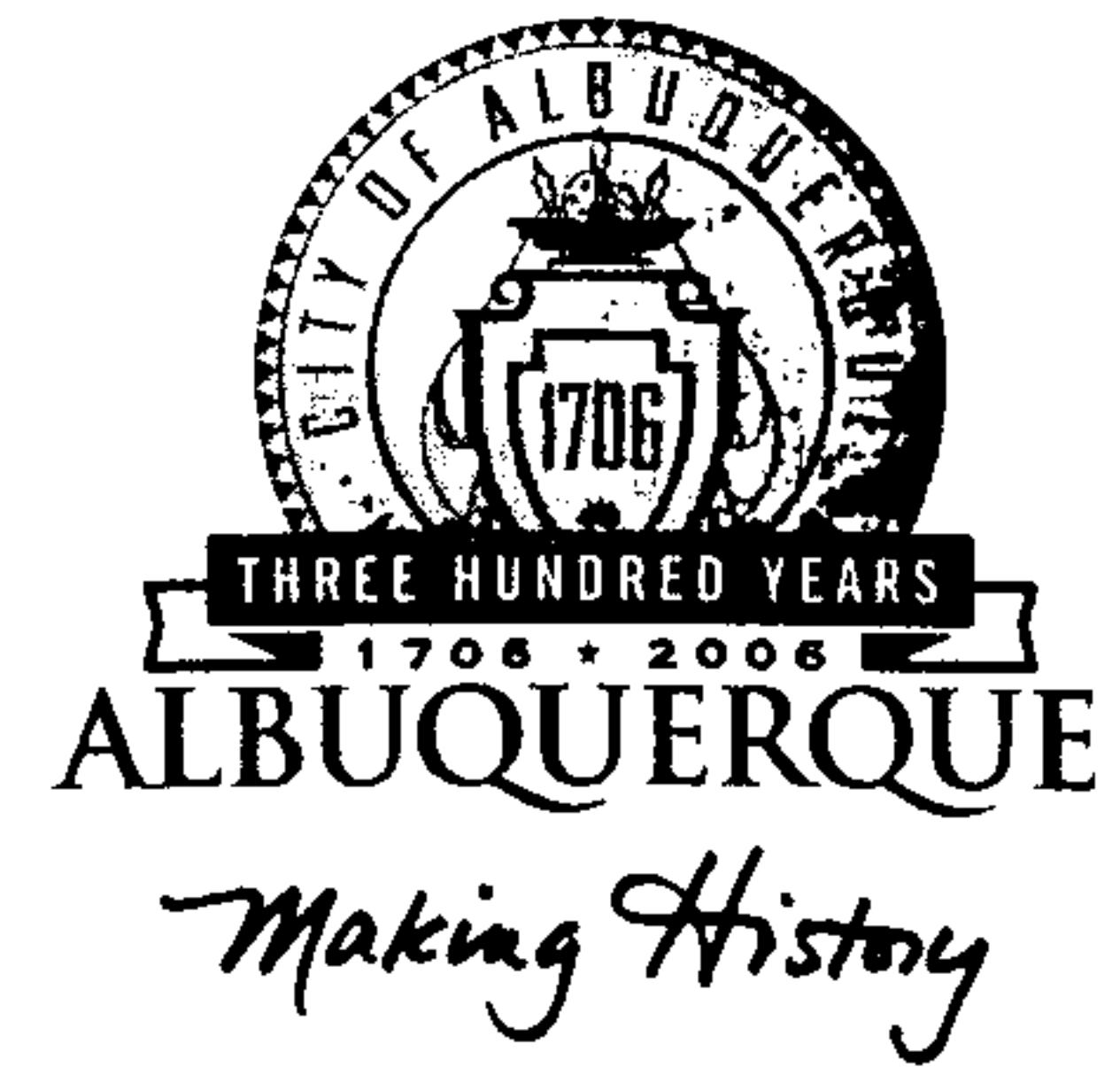
Date



206 BROADWAY SE
ALBUQUERQUE, NEW MEXICO 87102
505-243-0101
FAX 243-1334



CITY OF ALBUQUERQUE



March 10, 2005

Mr. Shahab Biazar, PE
**ADVANCED ENGINEERING AND
CONSULTING LLC**
4416 Anaheim Ave.. NE
Albuquerque, NM 87113

Re: LOT 16-A
8101 San Pedro Dr. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 03/24/2004 (C-18/D65)
Certification dated 03/10/2005

P.O. Box 1293

Dear Shahab,

Albuquerque

Based upon the information provided in your submittal received 03/10/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

If you have any questions, you can contact me at 924-3982.

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: Phyllis Villanueva
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 12, 2004

Shahab Biazar, P.E.
Advanced Engineering and Consulting, LLC
4416 Anaheim Ave. NE
Albuquerque, NM 87113

**Re: Lot 16-A, 8101 San Pedro Dr. NE, Grading and Drainage Report
Engineer's Stamp dated 3-24-04 (C18/D65)**

Dear Mr. Biazar,

Based upon the information provided in your submittal received 3-26-04, the above referenced report is approved for Building Permit. Please attach a copy of this approved report to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions regarding this permit please feel free to call the Public Works Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Brian Wolfe).

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
File

VOLUME CALCULATIONS FOR 10-DAY STORM

(UNDER PROPOSED CONDITIONS)

DRAINAGE BASINS

SUB-BASIN	AREA (SF)	AREA (AC-FT)	AREA (MI ²)
BACK OF BLDG.	912.94	0.02096	0.000033

$$E = \frac{EA(AA) + EB(AB) + EC(AC) + ED(AD)}{AA + AB + AC + AD}$$

$$V-360 = E (AA + AB + AC + AD)$$

$$V-10 \text{ Day} = V-360 + AD (P-10 \text{ Day} - P-360) / 12 \text{ in/ft}$$

$$\begin{aligned} EA &= 0.66 \\ EB &= 0.92 \\ EC &= 1.29 \\ ED &= 2.36 \end{aligned}$$

$$\begin{aligned} AA &= 0.00\% \\ AB &= 100.00\% \\ AC &= 0.00\% \\ AD &= 0.00\% \end{aligned}$$

$$\begin{aligned} P-60 &= 2.14 \\ P-360 &= 2.60 \\ P-1440 &= 3.10 \\ P-10 \text{ Day} &= 4.90 \end{aligned}$$

E =	0.9200	IN
V-360 =	0.0016	AC-FT
AD =	0.0000	AC
V-10 Day =	0.0016	AC-FT
V-10 DAY =	69.99	CF

PONDING CALCULATIONS

(PONDING PROVIDED)

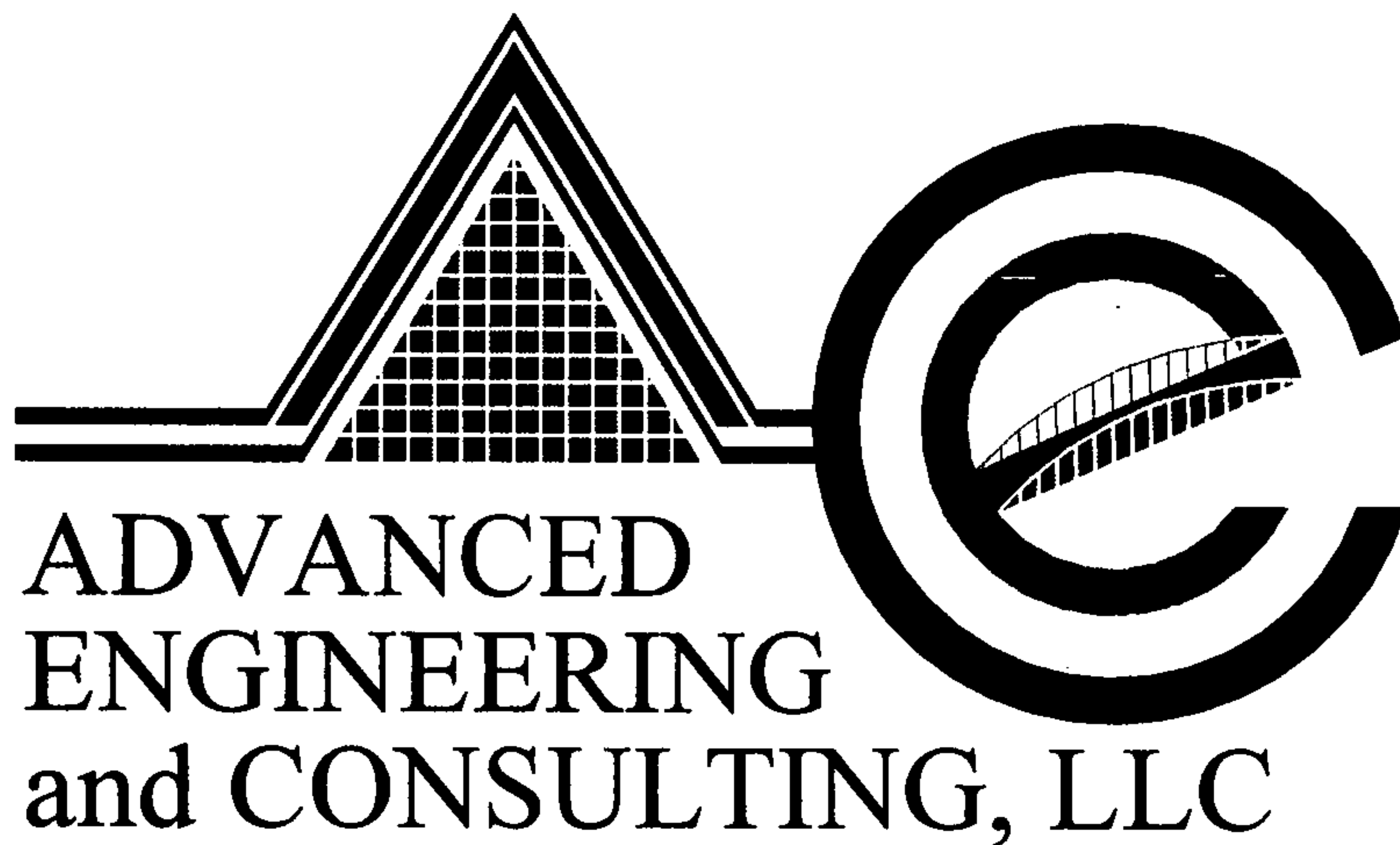
BEHIND THE BUILDING PONDING		
	SURFACE AREA	ELEV.
BOTTOM	912.94	5,222.50
TOP	912.94	5,223.00
VOLUME = 456.47 CF		

100-YEAR / 10-DAY ON-SITE VOLUME REQUIRED= 70 CF

DRAINAGE REPORT
FOR

LOT 16-A, BLK 18, TR A, UNIT B, NAA
8101 SAN PEDRO NE

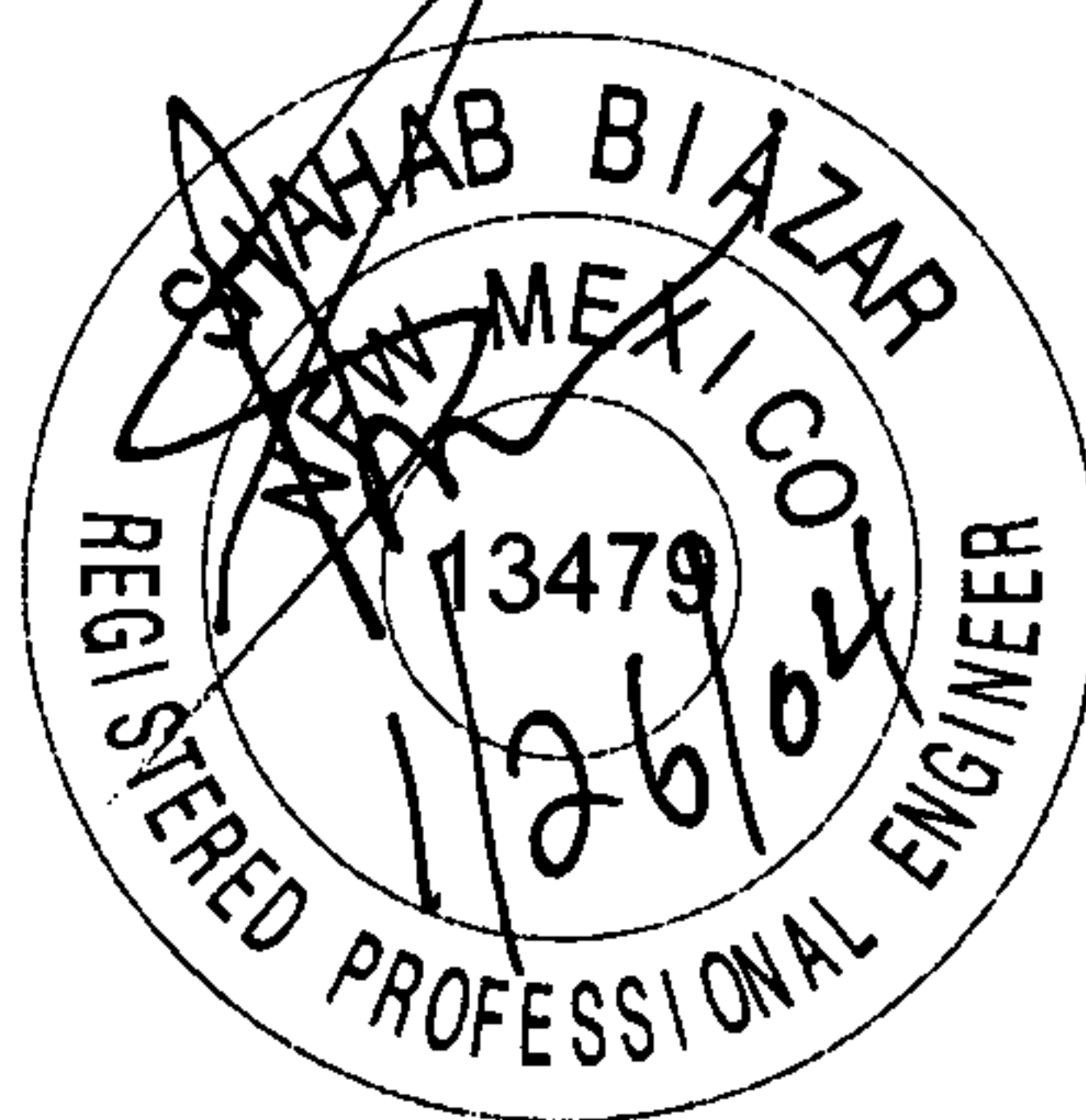
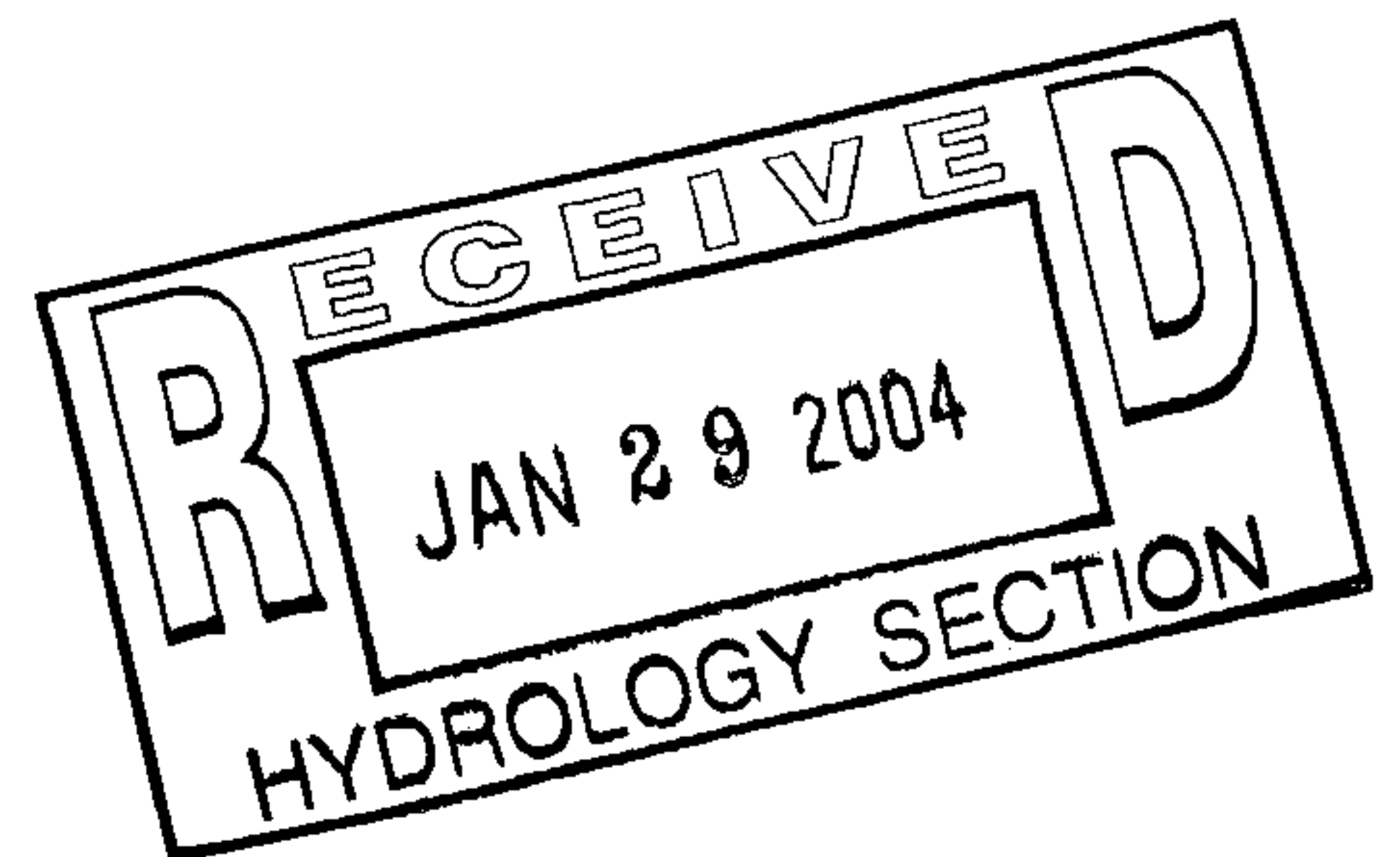
Prepared by:



4416 Anaheim Ave., NE
Albuquerque, New Mexico 87113

Prepared For:

January, 2004



Shahab Biazar
PE NO. 13479

Location

Lot 16-A, Block 18, Tract A, Unit B, North Albuquerque Acres is located at northwest corner of San Pedro Blvd. and Paseo Del Norte. See attached Zone Atlas page number C-18 for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed sites. We are requesting rough grading approval, site development plan for building permit, building permit, and SO-19 for inlet modification..

Existing Drainage Conditions

The site falls within the North Albuquerque Acres (NAA) Master Drainage Plan Basin 443.20 prepared by Resource Technology Inc. (RTI). The site drains east to west to the adjacent property and then to Holly Avenue. From there the runoff drains west to I-25 Frontage North and then south to 4-48" existing CMP pipes. The site does not fall within a 100-year floodplain.

Proposed Conditions and On-Site Drainage Management Plan

Under the developed conditions the site will drain to Holly Ave. Attached please find a copy of the proposed basin treatment used (under the developed conditions) by NAA drainage master plan. Since the site falls within the "Commercial/Industrial (C/I)" the treatment used under the developed conditions are A=0%, B=20%, C=10%, & D=70%.

This site under the developed conditions generates a runoff of 4.99 cfs, and the runoff based

on the treatment used from the master plan is 4.74 cfs. The increase is fairly minor (0.25 cfs)

and does not differ much from the proposed conditions under the master plan. See attached Table-2 (Full Development Hydrologic Condition Assumptions Land Treatment), Figure 2A (Land Treatment Map), Figure 3A (Existing Conditions / Basin Map), and Figure 4A (Future Conditions / Basin Map) from the NAA Master Drainage Plan.

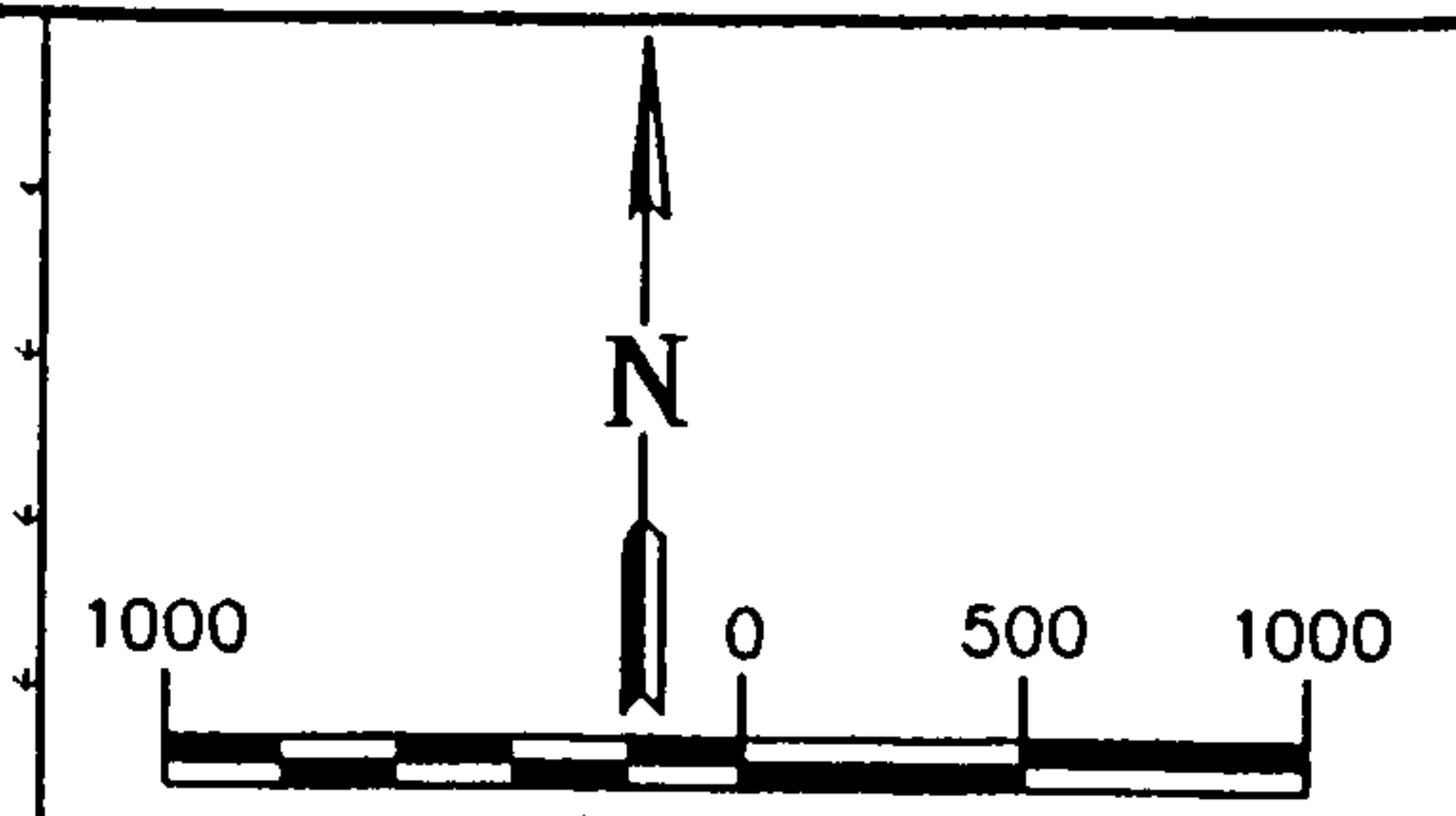
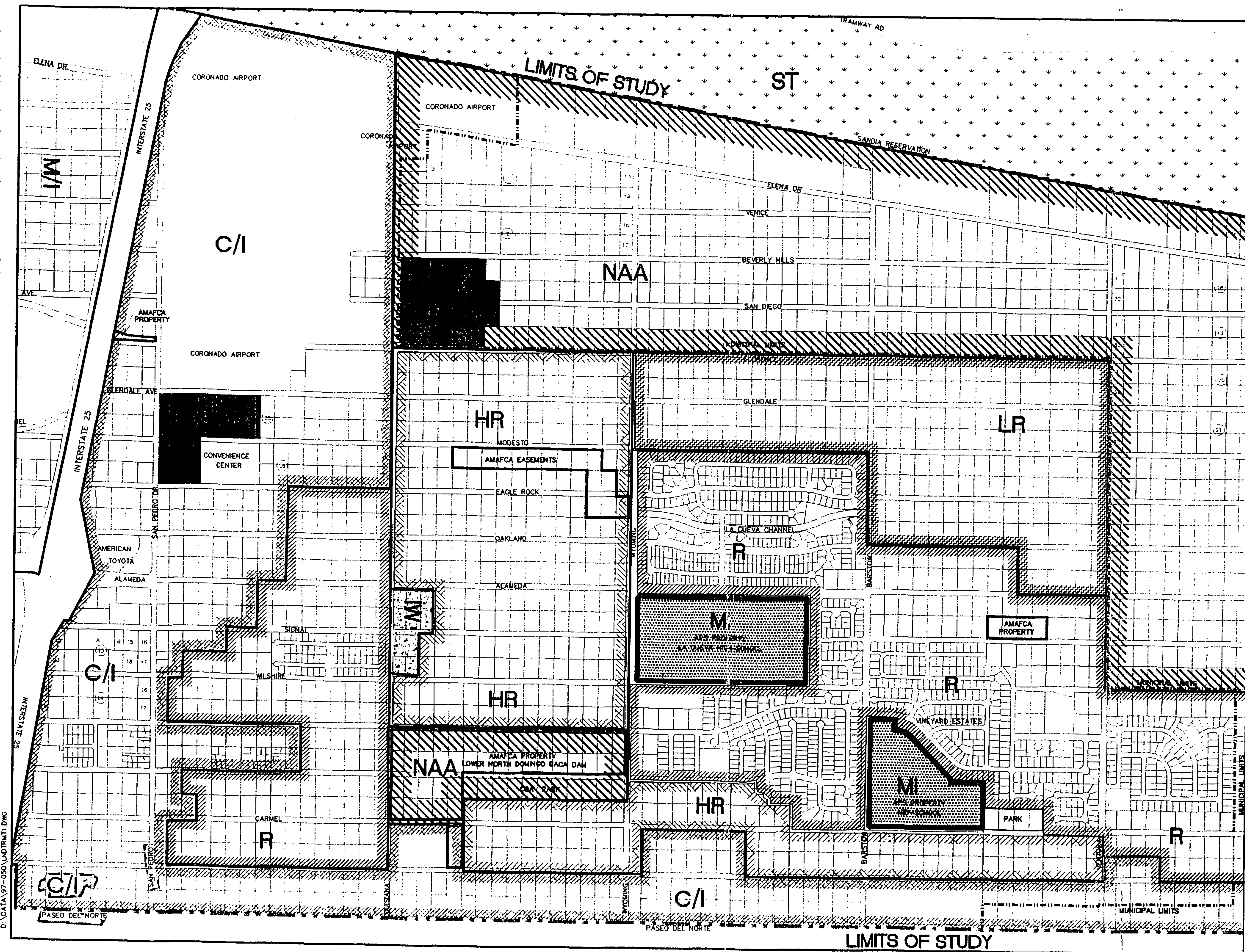
Calculations

City of Albuquerque, Development Process Manuel, Section 22.2, Hydrology Section, revised January, 1993, was used for runoff calculations.

- Commercial/Industrial (C/I): The area west of Louisiana Boulevard, north of Modesto Avenue and east of I-25 would develop as high density commercial and industrial. Also used for Paseo del Norte Corridor.
- Medium Density Industrial (MI): Campus type commercial/office facilities and APS schools sites.
- Sandia Tribal Lands (ST): Sandia tribal lands south of Tramway Road and north of the Sandia Pueblo Grant Boundary were allocated land treatments consistent with moderate levels of development even though there are no current plans to develop this area.

The relative weight of each type of Land Treatment is shown in Table 2.

TABLE 2				
FUTURE FULL DEVELOPMENT HYDROLOGIC CONDITION ASSUMPTIONS				
	Land Treatments (%)			
	A	B	C	D
Sandia Heights/Tramway (SH/TB)	20	40	5	35
North Albuquerque Acres (NAA)	22	23	38	17
Low Density Residential (LR)	20	20	34	26
Residential (R)	0	34	16	50
High Density Residential (HR)	0	25	15	60
Commercial/Industrial (C/I)	0	20	10	70
Medium Density Industrial (MI)	0	20	30	50
Sandia Tribal Lands (ST)	20	20	40	20
Primrose Pointe (PP)	0	40	20	40



- LEGEND**
- ST** SANDIA TRIBAL
 - C/I** COMMERCIAL/INDUSTRIAL
 - MI** MEDIUM DENSITY INDUSTRIAL
 - HR** HIGH DENSITY RESIDENTIAL
 - LR** LOW DENSITY RESIDENTIAL
 - R** RESIDENTIAL
 - PP** PRIMROSE POINTE
 - NAA** NORTH ALBUQUERQUE ACRES
 - SH/TB** SANDIA HEIGHTS/ TRAMWAY BLVD.
 - LAND USE BOUNDARY
 - MUNICIPAL LIMIT
 - EXISTING PLATTING
 - AMAFCA OR APS PROPERTY LINE
 - LIMITS OF STUDY
 - SPECIAL USE

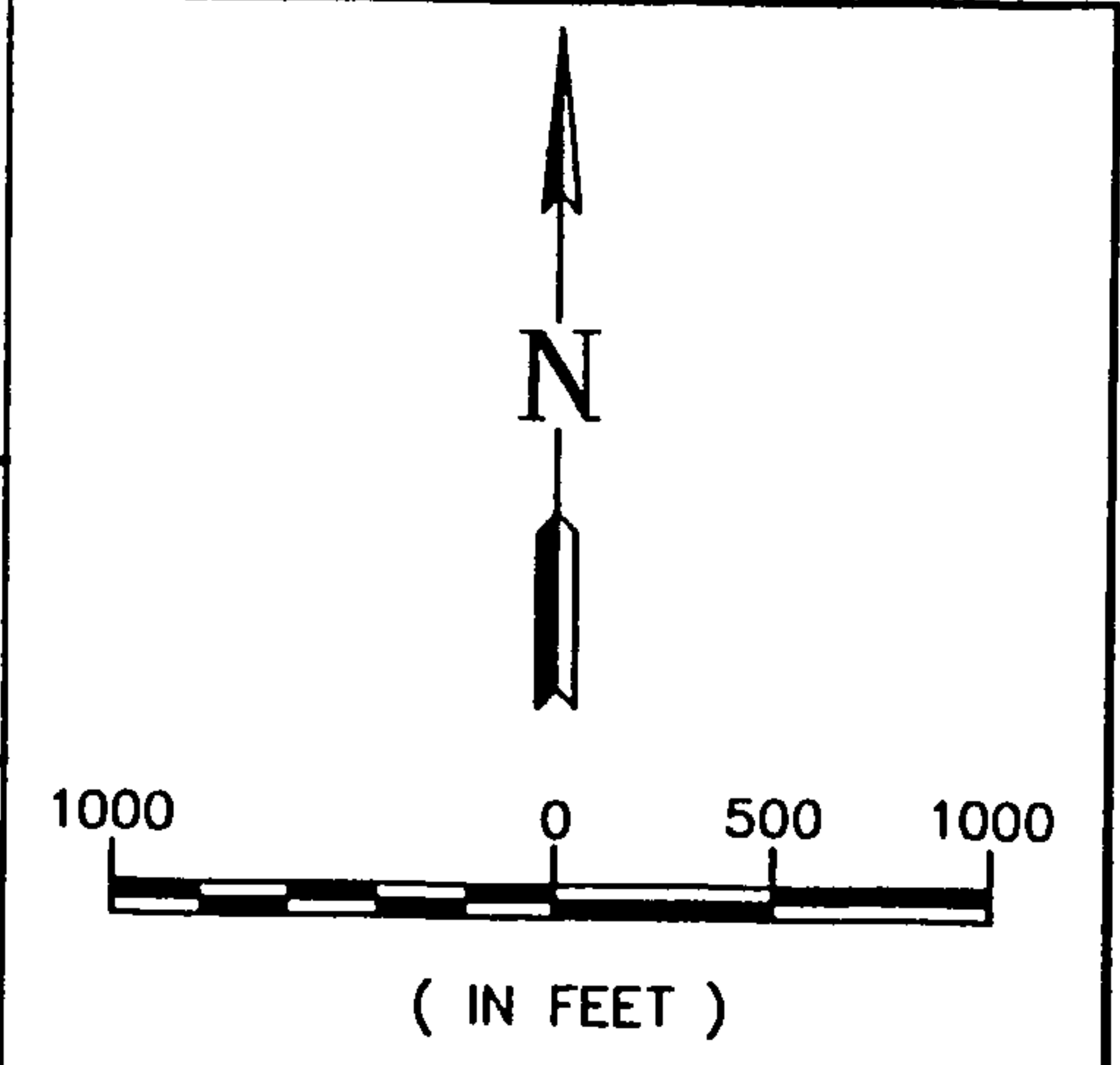
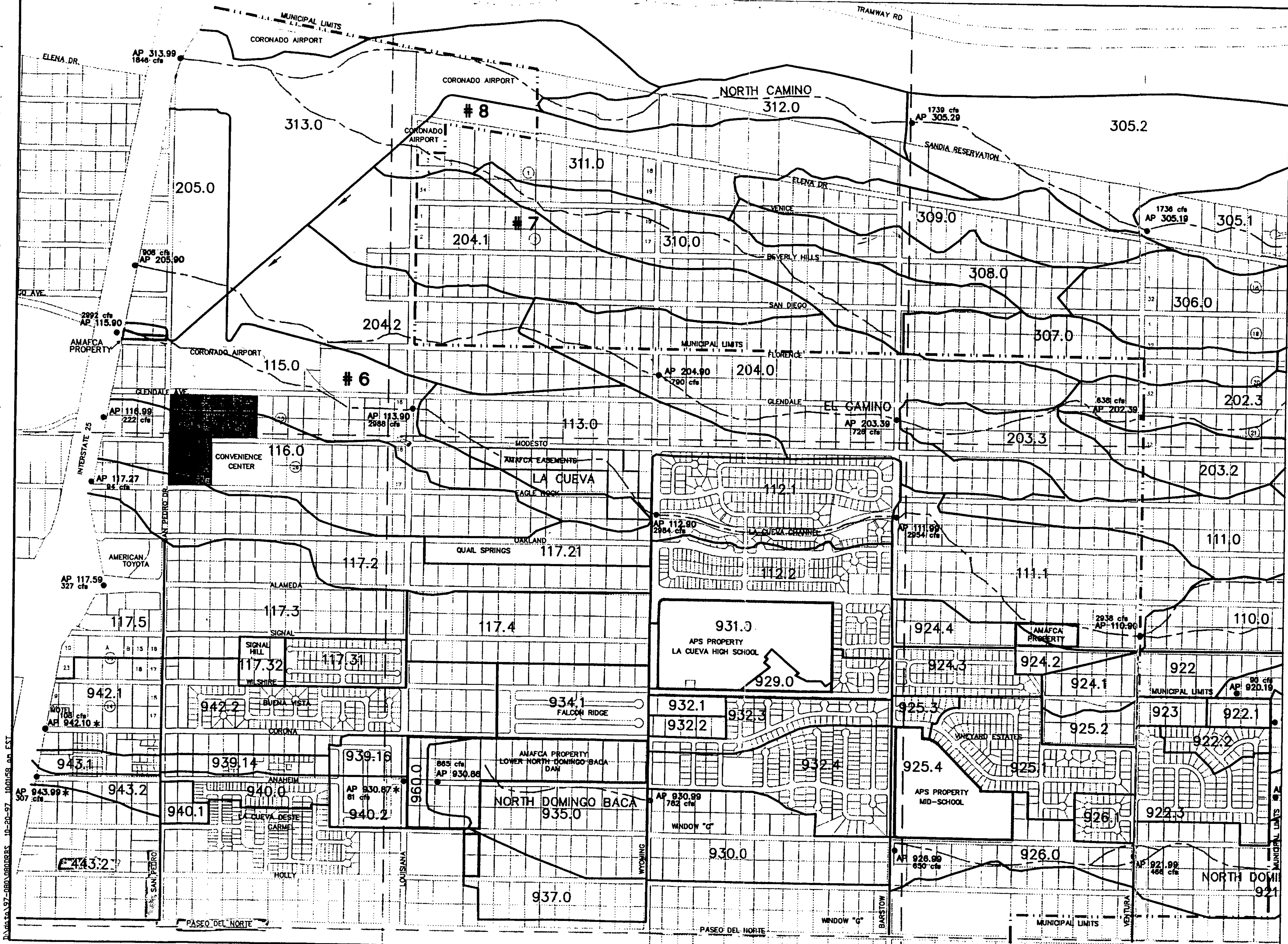
NORTH ALBUQUERQUE ACRES
MASTER DRAINAGE PLAN
LAND TREATMENT
FIGURE 2A
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT



Resource Technology, Inc.
Civil Engineering
Environmental Sciences
Water Resources
Landscape Architecture
Planning

1720 - B Randolph Road SE
Albuquerque, New Mexico 87106
E-mail: rti@nma.com
Telephone: (505) 243-7300
Facsimile: (505) 243-7400

D:\DATA\97-050\UNDRMT1.DWG



- ### LEGEND
- 107.1 SUBBASIN DESIGNATION
 - SUBBASIN BOUNDARY
 - EXISTING PLATTING
 - EXISTING ARROYO FLOW PATH
 - ANALYSIS POINT AND EXISTING CONDITION FLOW RATE
 - * FLOW RATE NOT BULKED FOR SEDIMENT
 - # 2 POTENTIAL AVULSION LOCATION
 - MUNICIPAL LIMITS

NORTH ALBUQUERQUE ACRES
MASTER DRAINAGE PLAN

EXISTING CONDITION

FIGURE 3A

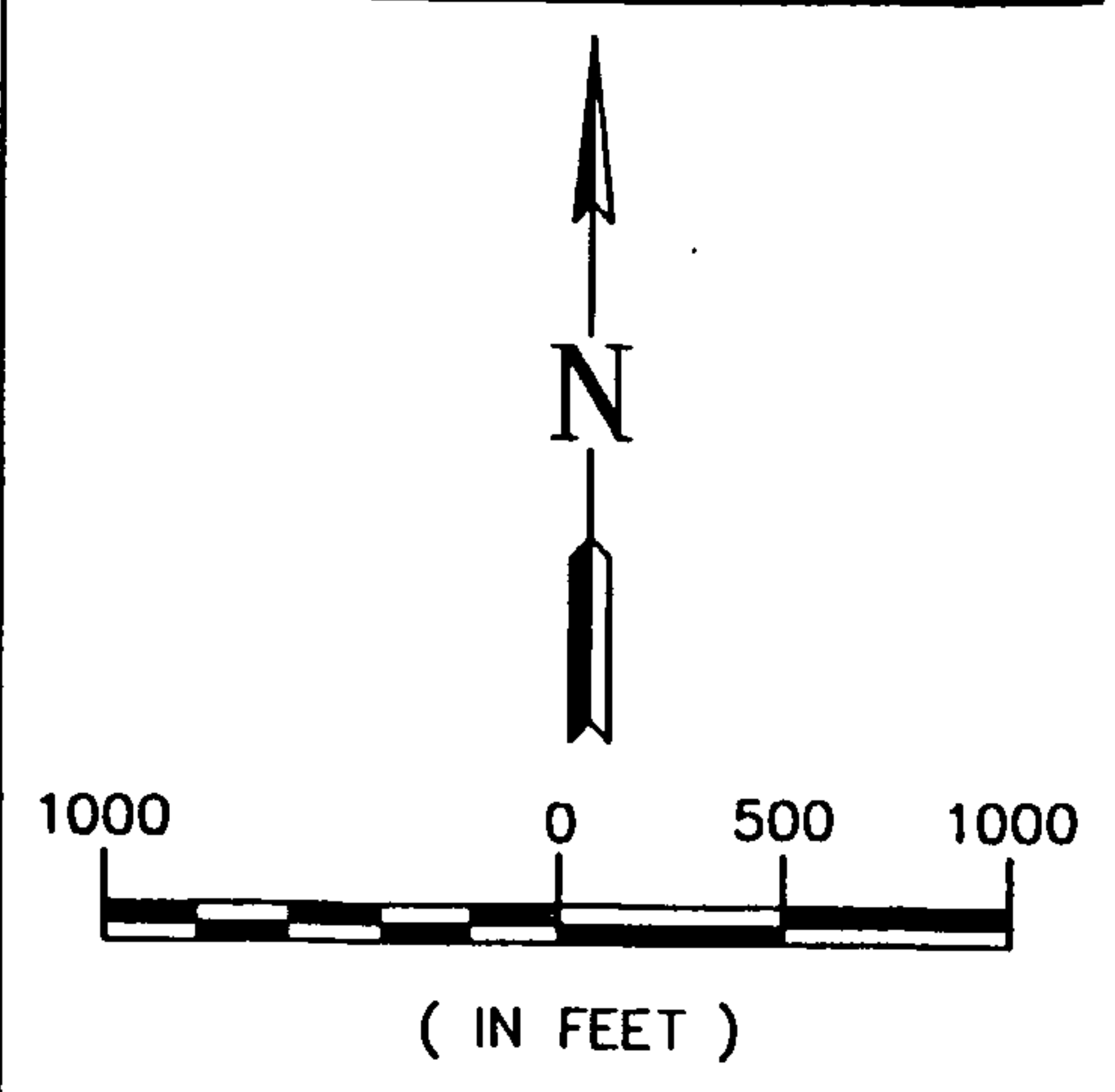
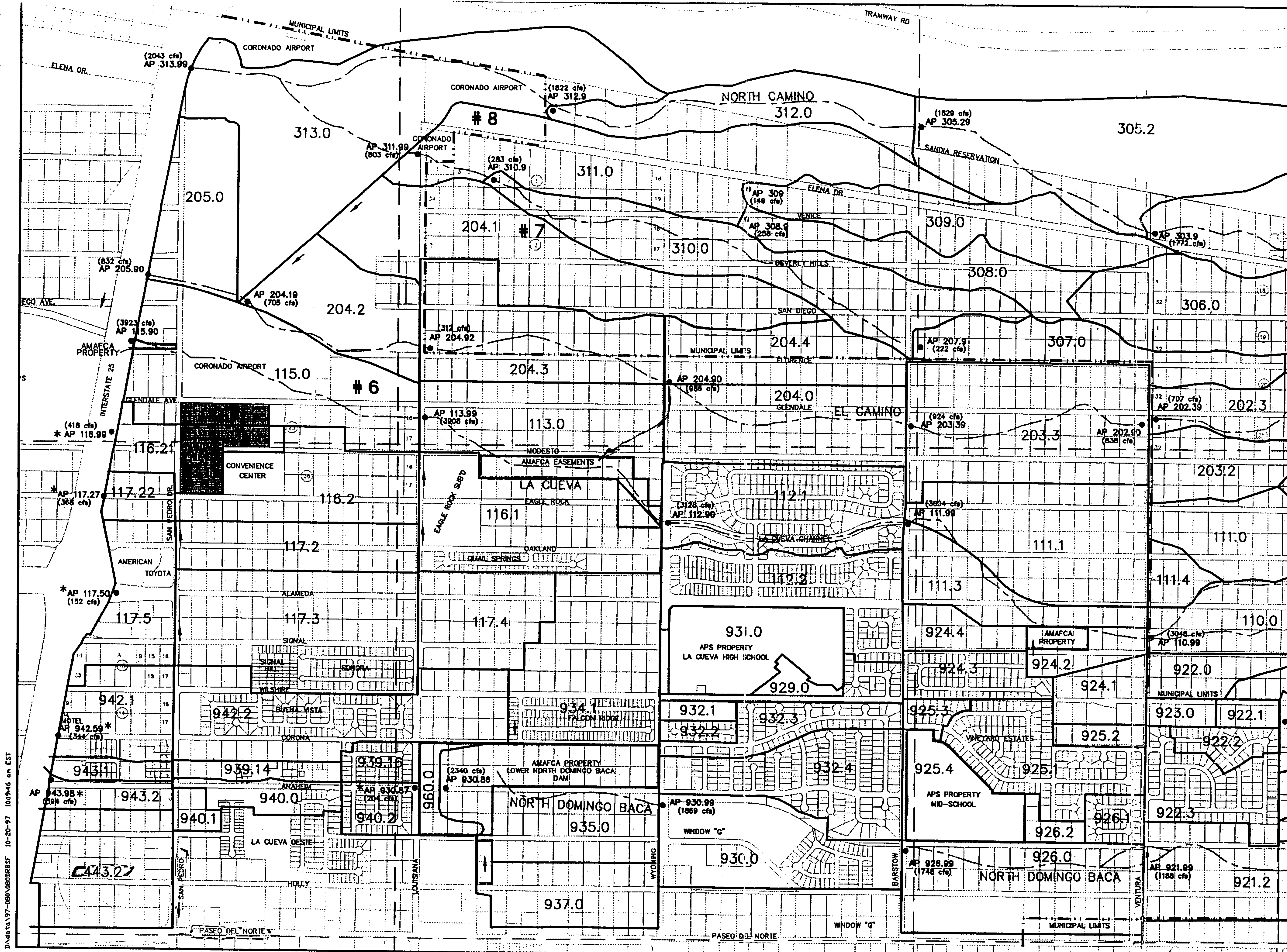
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT



Resource Technology, Inc.

Civil Engineering
Environmental Sciences
Water Resources
Landscape Architecture
Planning

1720 - B Randolph Road SE
Albuquerque, New Mexico 87106
E-mail: rt@rtm.com
Telephone: (505) 243-7300
Facsimile: (505) 243-7400



LEGEND

- 107.1 SUBBASIN DESIGNATION
- SUBBASIN BOUNDARY
- EXISTING PLATTING
- EXISTING ARROYO FLOW PATH
- ANALYSIS POINT AND FUTURE CONDITION FLOW RATE
- * FLOW RATE NOT BULKED FOR SEDIMENT
- # 2 POTENTIAL AVULSION LOCATION
- MUNICIPAL LIMITS

NORTH ALBUQUERQUE ACRES
MASTER DRAINAGE PLAN

FUTURE CONDITION

FIGURE 4A

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT



Resource Technology, Inc.
Civil Engineering 1720 - B Randolph Road SE
Environmental Sciences Albuquerque, New Mexico 87106
Water Resources E-mail: rti@rta.com
Landscape Architecture Telephone: (505) 243-7300
Planning Facsimile: (505) 243-7400

Drawn by: 97-080-0800RBSF 10-20-97 10:19:46 am EST

RUNOFF CALCULATIONS

(INPUT DATA FOR AHYMO CALCULATIONS)

The site is @ Zone 3

LAND TREATMENT

Proposed

D = 83.00 %

B = 17.00 %

Existing

A = 100 %

DEPTH (INCHES) @ 100-YEAR STORM

$P_{60} = 2.14$ inches

$P_{360} = 2.60$ inches

$P_{1440} = 3.10$ inches

DEPTH (INCHES) @ 10-YEAR STORM

$P_{60} = 2.14 \times 0.667$
 $= 1.43$ inches

$P_{360} = 1.73$

$P_{1440} = 2.07$

See the summary output from AHYMO calculations.

Also see the following summary tables.

RUNOFF CALCULATION RESULTS

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	47043.01	1.0800	0.001687

EXISTING

BASIN	Q-100 CFS	Q-10 CFS
ON-SITE	2.03	0.61

DEVELOPED CONDITIONS BASED ON ACTUAL DEVELOPMENT

BASIN	Q-100 CFS	Q-10 CFS
ON-SITE	4.99	3.21

DEVELOPED CONDITIONS BASED ON NAA-MASTER DRAINAGE PLAN

BASIN	Q-100 CFS	Q-10 CFS
ON-SITE	4.74	2.98

SUMMARY OUTPUT FILE

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = 200350

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =01/28/2004
USER NO.= AHYMO-I-9702c01000R31-AH

[illegible]